

HITCHCOCK COUNTY BOARD OF EQUALIZATION

Trenton, Nebraska
June 3rd, 2013

A meeting of the Hitchcock County Board of Equalization of Hitchcock County, Nebraska was held at the Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska on the 3rd day of June, 2013 as published. Present were Chair Scott McDonald, Commissioners Ronald Wertz and Paul Nichols, and County Clerk Margaret Pollmann. Notice of the meeting was given in advance thereof on the County's website www.hitchcockcounty.ne.gov under "Public Notices" and by posting at the following locations: East and West End Courthouse and Trails West Texaco, Trenton, Culbertson Library, Culbertson. The agenda was posted on the County's website. Notice of the meeting and availability of the agenda were given to the Chair and all members of the Board. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. The Meetings Act was available for review and Chair indicated the location of such copy in the room where the meeting was being held.

Member McDonald moved to approve the consent agenda consisting of the following items: 1. Approval of the June 3rd, 2013 agenda; 2. Approval of the May 20th, 2013 meeting minutes. Member Nichols seconded the motion and after consideration, the following members voted in favor of said motion. Wertz, McDonald and Nichols. Motion carried.

Discussion was held on Tax Equalization & Review Commission (TERC) appeal #12C 061 filed by Gary D. Vrbas who was present. Also present was attorney Garner, Assessor McDonald and Deputy Assessor Cindy McCorkle. Mr. Garner advised that Assessor McDonald and appraiser Darrell Stannard had met with Mr. Vrbas at the subject property on May 30, 2013. Based upon said inspection, Mrs. McDonald informed the board that the condition rating of the property has been changed to poor due to the office being gutted, no utilities, dirt floor and large hole in ceiling in the rear portion and that the estimated assessed value for 2013 will be \$6,465. Mrs. McDonald reminded the board that the Assessor's office personnel had not inspected the property in 2012 and further advised that in their opinion the status/condition of the property as seen on May 30, 2013 was the same as the status/condition of the property on 1-1-12. Mr. Vrbas advised that he had requested a valuation of \$10,000 in 2012 and had compiled comparables to justify an assessed value of \$7,840 which he shared with the board. A proposed settlement of \$7,840.00 which represents \$7,140.00 on the building and \$700 for the land/lot was discussed. Mr. Garner advised that he had filed a motion to continue with TERC on the appeal, however said continuance had not been granted at this time.

Member Nichols moved to enter into a stipulation and settlement agreement with Gary D. Vrbas for a 2012 valuation on Property Parcel #440010004 more particularly described as Lot 9, Block 9, Original Town of Stratton, Hitchcock County, Nebraska, in the amount of \$7,840.00. The motion was seconded by McDonald and after consideration the following members voted in favor of said motion: Nichols, McDonald, and Wertz. Motion carried.

Member McDonald moved to authorize and direct the Hitchcock County Attorney to execute on behalf of the Hitchcock County Board of Equalization, the stipulation and settlement agreement accordingly and to present the same to Tax Equalization Review Commission (TERC) for entry in TERC Case #12C-061. The motion was seconded by Nichols and after consideration the following members voted in favor of said motion: McDonald, Wertz, and Nichols. Motion carried.

Assessor McDonald advised as to valuations to be applied for tax year 2013. Extensive discussion was held on valuations on numerous properties within the County.

Member Wertz moved to approve the changes of assessed value as presented by Assessor McDonald and to direct the same to be placed on the current year's assessment roll on following real property parcel numbers: 440026768, 440026807, 440026814, 440026997, 440027013, 440027861, 440027918, 440027640, 440026660, 440026296, 440026334, 440026555, 440074286, 440027187, 440027381, 440027411, 440027500, 440027586,

440027608, 440027616, 440027667, 440027691, 440027705, 440027330, 440026733, 440019915, 440019933, 440019923, 440024013, 440018455, 440071381, 440023238, 440012120, 440013909, 440002893, 440007089, 440004675, 440003377, 440010772, 440013070, 440009391, 440006562, 440009766, 440009331, 440010357, 440010721, 440011868, 440013755, 440013658, 440016010, 440004926, 440010586, 440008484, 440015774, 440015170, 440001463, 440001986, 440012457, 440007704, 440055431, 440012481, 440032157, 440034877, 440018901, 440037582, 440014727, 440009634, 440010004,

The motion was seconded by McDonald and after consideration, the following members voted in favor of the motion: Wertz, McDonald and Nichols. Motion carried. The document entitled "*Valuations To Be Applied By The Hitchcock County Board For 2013*" as presented by the Assessor and approved by the Board available for inspection at the office of the County Clerk.

Board acknowledged receipt of "Notice of Assessment Roll Completion" for 2013.

Chair executed letters reminding entities subject to NEB. REV. STAT. §77-3773 (3) that preliminary tax requests for levy allocation are required to be on file with the county board by August 1st, 2013.

Member McDonald moved to adjourn Board of Equalization 12:15 p.m. Member Nichols seconded the same and the following members voted in favor of the motion. Wertz, McDonald and Nichols. Motion carried.

/s/ Scott McDonald
Scott McDonald, Chair

ATTEST:

/s/ Margaret M. Pollmann
Margaret M. Pollmann, County Clerk

SEAL